

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 15, 1971

Appeal No. 10883 Rapheal G. Urciolo, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and unanimously carried with Mr. Scrivener and Mr. Mackey Absent, the following Order of the Board was entered at the meeting of September 21, 1971.

EFFECTIVE DATE OF ORDER - December 10, 1971

ORDERED:

That the appeal for permission to establish a parking lot 512-14-16 20-22 3rd St., N.W., rear of 521 4th St., N.W. and 306-8 F St., N.W., lots 818, 817, 816, 815, 814, 810, 811 and 812, Sq. 531 be Conditionally Granted.

FINDINGS OF FACTS:

1. The subject property is located in a SP District.
2. The property is improved with dwellings which have been vandalized or burned to such condition that the appellant feels it is impractical to make any reparation.
3. Appellant submitted a screening and landscaping plan for 3rd Street side of parking lot, showing a wooden stockade fence 6 ft. high with planting in front of fence. See BZA Exhibit #4.
4. No ingress or egress on the 3rd side of the parking lot.
5. The Department of Highways and Traffic offered no objection to the granting of this appeal.
6. At the Public Hearing no opposition was registered as to the granting of this appeal.

OPINION:

We are of the opinion that the establishment of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

December 10, 1971

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of two (2) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

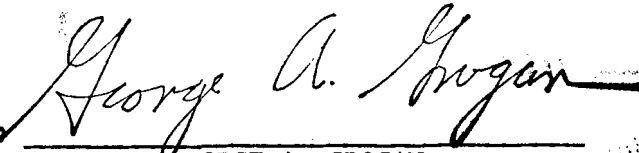
The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

Appeal No. 10883
PAGE 3
December 10, 1971

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By

A handwritten signature in cursive script, reading "George A. Grogan", written over a horizontal line.

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS
FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS
AFTER THE EFFECTIVE DATE OF THIS ORDER.